

## Meeting Minutes Committee on Ad Hoc for Market Landing Park

June 22 2023

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### Meeting Recording:

Zoom meeting link:

<https://us02web.zoom.us/rec/share/4kt2Mt1mSAMn2Kz7BrV3ezCr7f3kcRO8EFSsuA30ku6tDm7RFW1SvGRqTJGIfgHE.2mdLTfuhXgnG-Hv5>

Meeting stops at 10 minutes to trouble shoot Streaming issues. Unable to resolve issues so Zoom meeting restarted, second link is below.

Restarted meeting due to Zoom issues.

[https://us02web.zoom.us/rec/share/v2yvb\\_LXWSKSiRYQZ-KTBoF1kuiyrtsZNae\\_M\\_Sp9y51sFRWx\\_W-Q0T6PBPG6GqB.6rqs9sd1e2sWU971](https://us02web.zoom.us/rec/share/v2yvb_LXWSKSiRYQZ-KTBoF1kuiyrtsZNae_M_Sp9y51sFRWx_W-Q0T6PBPG6GqB.6rqs9sd1e2sWU971)

### Members

Cllr. Heather Shand, Chair  
Cllr. Jim McCauley, Ward 5  
Cllr. Ed Cameron, At-Large  
Cllr. Sharif Zeid, Ward 1 (5:47)

### Other Participants

Mayor Reardon  
Mike Sullivan (WFT)  
Jon-Eric White  
Cllr Bruce Vogel, At-large  
Andy Port, Planning Director  
Kim Turner, Special Projects Manager  
Members from Sasaki: Mark (?), Travis Mazarer  
Steve Engler

### Agenda

Order 470 –An Order to accept State Grants , and to approve or reallocate gap funding , for construction of the Market Landing Park Expansion Project.

Meeting starts at 5:45.

Director Port shares presentation from Sasaki and introduces the Sasaki team.

- Project overview
  - o Phasing
- Bidding process
- Funding efforts
- Speaks to the two state grants of \$800k. works needs to be completed so State can inspect to assure the project was completed.

Travis Mazarer (Sasaki) spoke to the cost effort and value engineering of the project and the need to phase the project due to cost estimates.

Steve Engler (Sasaki) speaks to the cost comparisons and some of the infrastructure updates and phasing. Potential value engineering strategies.

- Directional drilling

Director Port speaks to the funding and the grants. Contractor concerned with the culvert work regarding work between two historic buildings.

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### Public Comment

- Janet Richey, business owner in Market square discussed the issues she has when it rains. Looking for commitment from the city that the culvert will get finished.
- Lan Hochmessil, 281 High road (Newbury) – Is the height of the burn helping with water as the lowest point in the park is 8 feet?
- Kevin Wallace, 11 Market Street – stated he owns Remax on the River and when it rains they change it to “Remax in the River”...would like to see infrastructure updates to fix the flooding.

Chair closes public comment

Director Port any funds not spent on the culvert could go back into a culvert fund.

City Engineer Jon Eric White speaks to the culvert and the concerns the bidders had in working in between two historic buildings. Onyx culvert cost is 5% of the total project. Their bid was \$800 linear foot. Fear of working against the tide. Modern day cost of doing business. Contractors inherit a lot of risk when it's lump sum. Uncertainty in underground infrastructure. Public comments on flooding is a serious problem. Jon Eric did have Sasaki upsize the culvert. Current culvert updates won't fix flooding, it's a start. There are not enough catch basins. The culvert isn't doing what it needs to do. Massive drainage improvement is needed on State Street. The 40/60 split is the right way to do this. That way the bulkhead piping can be taken care of in this phase. Put a manhole in the vicinity to complete the future work. Need to have a different RFP for culvert work that better defines the effort within the alley way between two historical buildings.

Cllr McCauley – Understand 60/40 split. Existing culvert today since 1978 has been flooding. The condition currently blocked needs larger catch basins from 45 years ago. No one has done grate capacity to help create enough pressure to flush this stuff out? Does the culvert work today?

Jon Eric White (City Engineer)- we need more catch basins, the culvert is working. It's very basic.

Cllr. Vogel – 2 staging costs, what's the redesign going to look like? are there other lines we could look at? When is “the future” going to be?

Dir. Port – trying to be more efficient in the mobilization cost. Doesn't comment on the larger project.

Mayor Reardon – 40% of the culvert will get completed in this phase, will find the next 60% to finish

Jon Eric White (City Engineer) – Need higher capacity grates.

Cllr. McCauley wants to know why the costs were so off from the initial estimates.

Dir. Port – soil conditions, the work between the buildings, were a concern from the potential bidders.

Cllr. McCauley – that's not the grass...the grass is 2M over budget.

Dir. Port – fair amount of shared use path, irrigation, infrastructure (1:09 in the recording)

Cllr. McCauley continues questioning the estimations. Wants to know how the driver, being the dirt, is so far off.

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Sasaki (Steve Engler) explains the cost comparison slide more.

Cllr. Zeid – Speaks to the value engineering and how the park has gotten smaller for much more money. Council was told the culvert project had to happen the last time and now it's not as important. What's truth? The "ways" were how this all started.

Cllr. McCauley –From funding, would like to take 1M put back in trust, leave for maintenance of the park, take the 850k and repurpose CPA money from the Mall. CPA funds were allocated for both. Next year we expect them to get same amount. Bartlett Mall will go through bid and rebid, won't be 3.6, it will be 5M because of inflation. Could get CPA funds next year. This way they we could do both project. Don't think we're impacting any timelines by doing this effort.

Cllr Zeid – are you suggesting the bond for the mall shrink and then move the 1.8M from the mall go to the market landing park?

Conversation between councilors continues on maintenance of the park.

Dir. Port speaks to parking revenues.

Cllr Cameron is comfortable with the plan as it stands and doesn't want to move money around. Wants to continue moving project forward.

Cllr. McCauley speaks to overruns.

Cllr Shand asks about bonding and the timeline. When does this need to be voted on?

Dir Port says could go into the first meeting in July.

Cllr. Shand – confirms July 10th meeting could be an option?

Dir. Port speaks to

Cllr. Shand – concerned with the additional work and many questions that we still need to get answered.

Cllr. McCauley is asking to have CPC post emergency meeting to discuss options. Looking for time to debate the options.

Cllr. Shand – can reach out to CPC.

Cllr Vogel – doesn't make sense to shuffle CPC funding. Thinks the project should move forward. Doesn't think the culvert debt should be the reason to change course.

Cllr Zeid – should kick it out, if there's no other plan, should kick it out to council on Monday. Would be happy to send it out for Monday. If there's no interest in moving forward.

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Cllr Cameron.- at some point it needs to be hashed out for the full group.

Dir Port – this meeting would need to have CPC mechanics in play as well.

At 7:30, chair (Cllr Shand) agrees to keep the topic in committee and look at having another meeting before July 10th.